

# Washington Navy Yard, Washington, D.C.

## Proposed Land Acquisition

### National Historic Preservation Act, Section 106 Compliance



#### What is Section 106 of the National Historic Preservation Act of 1966?

Section 106 of the National Historic Preservation Act (NHPA) requires federal agencies to consider the effects of federally funded projects on historic properties. If a federal or federally assisted project has the potential to affect historic properties, a Section 106 review will take place.

Section 106 gives agencies and the public an opportunity to provide input before a final decision is made. The Section 106 process is an important tool for agencies, interested parties, and other citizens to lend their voice in protecting and maintaining historic properties in their communities.

Agencies that may be interested in the Navy's Proposed Action for Land Acquisition at Washington Navy Yard, Washington (WNY), D.C., may include:

- Advisory Council on Historic Preservation
- National Park Service, National Capital Area
- National Capital Parks – East
- D.C. State Historic Preservation Officer
- D.C. Office of Planning
- National Capital Planning Commission
- U.S. Commission on Fine Arts
- Advisory Neighborhood Commissions
- Capitol Hill Restoration Society, and
- Capitol Riverfront Business Improvement District.

Please refer to the Public Scoping Fact Sheet for background information on the project.

**Historic properties** as defined in the 36 CFR 800.16(l)(1) as any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the National Register criteria. (2) The term eligible for inclusion in the National Register includes both properties formally determined as such in accordance with regulations of the Secretary of the Interior and all other properties that meet the National Register criteria.



Figure 1. Historic Navy Pier

## **What is the Navy Proposing?**

The Navy proposes to obtain six acres of land on an area known as the Southeast Federal Center (SEFC), shown in Figure 2, to improve overall Antiterrorism/Force Protection (AT/FP) posture of the WNY. Obtaining the SEFC E Parcels would improve the WNY AT/FP posture by reducing the encroachment threat posed by existing development rights on the SEFC E Parcels, protecting mission-critical activities conducted at the WNY from encroachment, and enhancing the overall safety of personnel, facilities and infrastructure at the WNY. Obtaining the SEFC E Parcels would additionally permit increased physical security and antiterrorism mitigation measures to protect mission-critical activities from visual surveillance and acoustic and electronic eavesdropping. Encroachment at the WNY is acute because of proposed incompatible private development currently scheduled and approved for construction. After obtaining ownership of the SEFC E Parcels, the Navy proposes three alternative uses of the acquired property that support the Navy's AT/FP requirements and military mission.

Under Alternative 1, the Navy would enter into a real estate agreement with the developer to acquire the development rights to approximately six acres of SEFC E Parcels adjacent to the northwestern perimeter of the WNY. The GSA would then transfer ownership of the SEFC E Parcels to the Navy. In exchange for the development rights, the Navy would transfer and/or lease underutilized assets at the southeast corner of the WNY to the developer (Figure 2) along with a future purchase option for two parcels on Joint Base Anacostia-Bolling (JBAB). There is, however, no plan by the Government at this time to divest the Navy parcels on JBAB. Should the developer exercise its right to acquire the property at some future date, additional analysis under the National Environmental Policy Act and NHPA would be conducted prior to the Government electing to convey the property. The Proposed Action to be analyzed at this time only includes the land exchange of the WNY's southeast corner.

The developer would acquire (by a combination of lease and transfer) the following WNY assets, shown on Figure 2: Buildings 68, 70, 154, 166, 211, 218, the Admiral's Barge Slipway, and associated parking area (Building 405, and surface parking areas), the Riverwalk, and Piers 1 and 2. Depending on final appraisals of the parcels, the developer may provide other in-kind considerations related to improvements of parking garages (Building 386), piers, the Riverwalk, floodwall, and other infrastructure to enhance the WNY.

Under Alternative 2, the Navy would purchase the SEFC E Parcels development rights outright from the developer and then receive ownership of the SEFC E Parcels from the GSA through a federal-to-federal transfer. No WNY property would transfer to a developer; no missions or tenants would be relocated under this alternative; and no WNY assets (parking garages, floodwall, Piers 1 and 2, and Riverwalk) would be rehabilitated through the in-kind considerations offered in Alternative 1.

The proposed Navy reuse of the SEFC E Parcels that would be evaluated includes the following sub-alternatives: a) construct a new National Museum of the United States Navy; b) incorporate the parcels within the WNY fence line and construct Navy administrative facilities; or c) incorporate the parcels within the WNY fence line but leave parcels in their current underdeveloped state, with no foreseeable development planned.

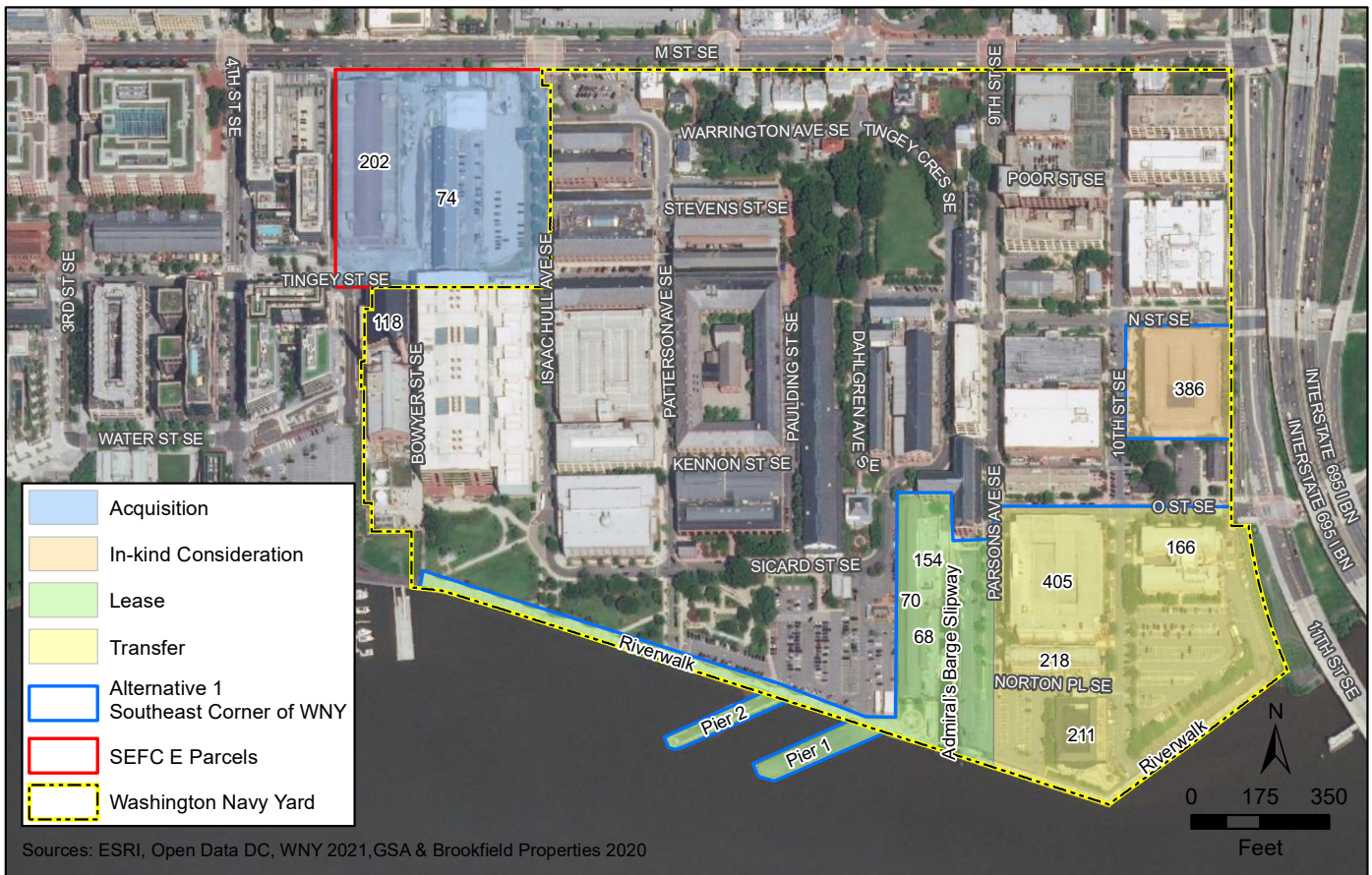


Figure 2. Alternative 1 Land Acquisition through Land Exchange

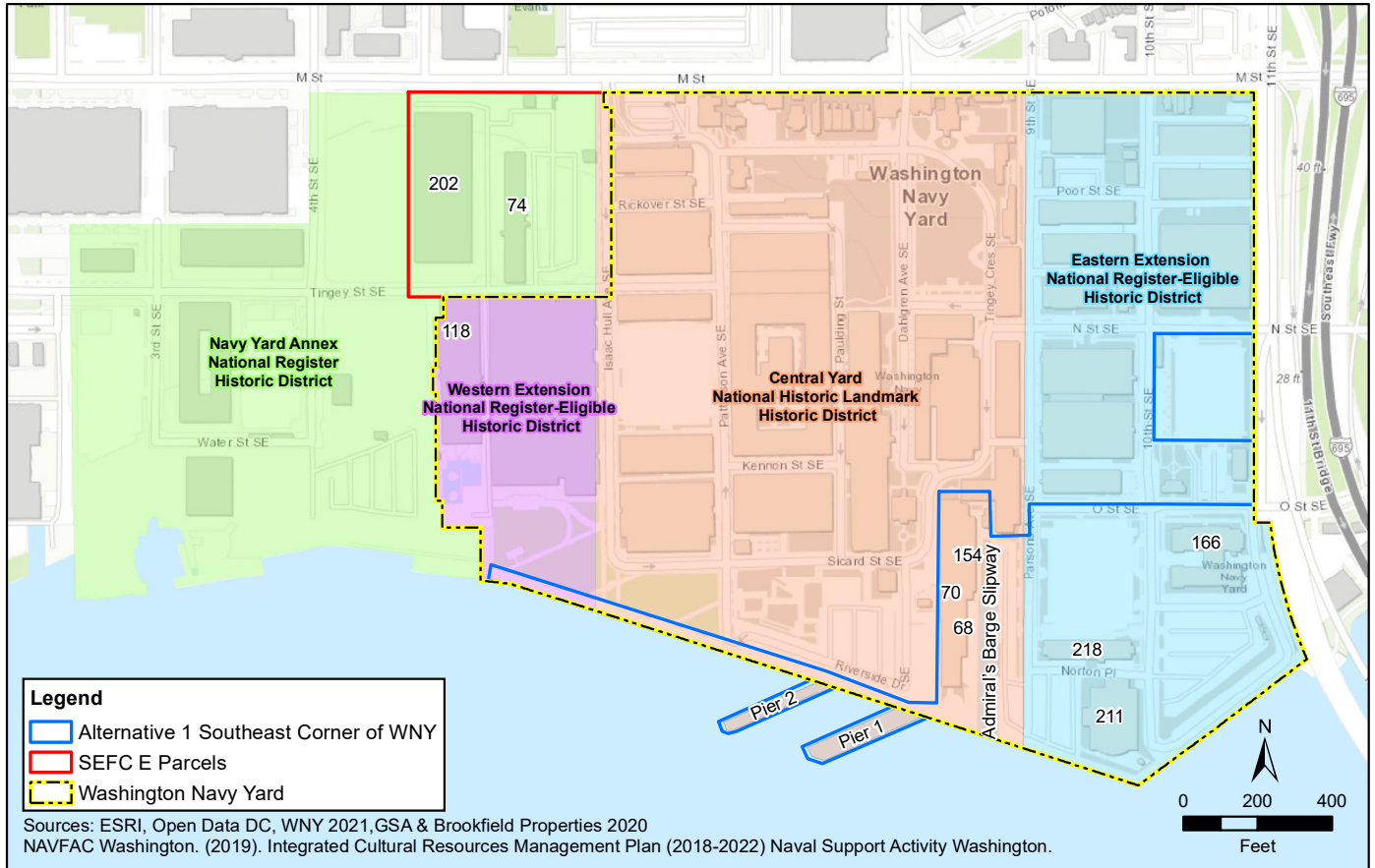


Figure 3. Washington Navy Yard Historic Districts

## Historic Properties Potentially Affected by the Proposed Action

The Washington Navy Yard Historic District was first listed in the National Register of Historic Places (NRHP) in 1973 and designated a National Historic Landmark (NHL) in 1976. The original delineation encompasses the historic core area between Isaac Hull and Parsons Avenues, which is referred to as the Central Yard. The area west of Isaac Hull Avenue SE, known as the Navy Yard Annex Historic District, or Western Extension, was first determined eligible in 1977 and listed in the NRHP in 2008. This area is now owned by GSA, except for the Navy-owned Buildings 116, 118, and 197. The Western Extension Historic District as recognized by the Navy ends at Buildings 116 and 118/Pendleton Avenue SE on the west and Tingey Street SE/N Street SE on the north. The area east of Parsons Avenue,

**Historic Districts** possess a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

**National Register of Historic Places (NRHP)** is the official Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. Authorized by the National Historic Preservation Act of 1966, the National Park Service's NRHP is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historical buildings, archaeological resources, and other important cultural resources.

extending to 11th Street SE, sometimes referred to as the East Yard or the Eastern Extension, was surveyed in 2001 and was recommended as an extension of the original NRHP historic district boundary. As a result of this patchwork of surveys, the entire WNY is considered a historic district (Figure 3).

One of the key documents that will support the Section 106 process is the 2019 WNY Integrated Cultural Resources Management Plan (ICRMP). The ICRMP is a planning document for the management of cultural resources in support of the Navy's mission and to comply with federal cultural resource laws. The plan provides the status of known cultural resources at the WNY and a description of previous cultural resources studies at the WNY. It identifies recommendations and standard operating procedures to remain compliant with regulations. The ICRMP will be updated in 2024 and will reflect the results of this proposed land acquisition, as needed.

As part of Section 106 compliance, the Navy is analyzing the potential effects of the Proposed Action to obtain six acres of land on the SEFC. The public is invited to participate in the Section 106 process and may submit comments related to potential effects on historic properties at the WNY. The Navy will consider these comments while conducting the Section 106 process.

**National Historic Landmarks (NHLs)** are exceptional historic properties that illustrate the heritage of the United States. The over 2,600 NHLs found in the U.S. today come in many forms: historic buildings, sites, structures, objects, and districts. Each National Historic Landmark represents an outstanding aspect of American history and culture.

## The Southeast Federal Center (SEFC) E Parcels Acquisition

The buildings and structures within the SEFC E Parcels contribute to the Navy Yard Annex Historic District. Effects to these buildings and structures will be taken into consideration during the Section 106 review.

**Building 74** – Originally constructed as a Transportation (locomotive) Repair Shop in 1898, it was moved to its present location in 1938. The two-story brick structure has a pitched slate roof and is approximately 55 feet wide and 350 feet long.

**Building 202** – Originally constructed as the Broadside Mount Shop in 1941, this former gun factory is approximately 152 feet wide by 400 feet long and 60 feet high. The building is organized around a 70 foot wide central space with multiple low stories originally used for storage on either side of the central space.



Figure 4. Building 202 and Navy Yard Wall on SEFC E Parcels



Figure 5. Building 118

**Navy Yard Wall** – Originally constructed in 1906, the 12-foot-high brick wall has been demolished and rebuilt in different sections throughout the last 100 years. The portion that extends in front of the SEFC E Parcels is not built of historical materials, but the continuity of the wall is considered historical and must be maintained.

**Building 118** – Originally constructed as the Navy Yard Power Plant Building in 1904, it no longer produces electric power. It is a contributing resource to the Navy Yard Annex Historic District. The building is approximately 100 feet by 80 feet and consists of multiple steel-framed levels within a masonry enclosure. This building is not part of the SEFC E Parcels acquisition; it is already owned by the Navy even though it is outside the WNY fence line. However, there is the potential to affect this building under the sub-alternatives, so it is taken into consideration during this review.

A **contributing** building, site, structure, or object adds to the historic associations, historic architectural qualities, or archaeological values for which a property or historic district is significant.

## Washington Navy Yard Land Exchange

Effects to the following buildings and structures will be taken into consideration during the Section 106 review:

**Building 68** – Originally constructed in 1901, this building is a contributing resource to the Central Yard NHL and was historically used as a storage building.

**Building 70** – Originally constructed in 1897, this building is a contributing resource to the Central Yard NHL and was the original David Taylor Model Basin.

**Building 154** – Originally constructed in 1918, this building is a non-contributing resource to the Central Yard NHL. It was historically used for storage, and it is not a historic property.

**Building 166** – Originally constructed in 1918, this building is a contributing resource to the Eastern Extension Historic District and was historically used as the Seaman Gunners' School/Receiving Station.



Figure 6. Building 70



Figure 7. Admiral's Barge Slipway

**Building 211** – Originally constructed in 1942 as a Gunners' Mates School, this building is a non-contributing resource to the Eastern Extension Historic District. It is currently the Catering and Conference Center and it is not a historic property.

**Building 218** – Originally constructed in 1943 for paint storage, this building is a non-contributing resource to the Eastern Extension Historic District. It currently houses the Navy Federal Credit Union and it is not a historic property.

**Admiral's Barge Slipway** – Also known as the Marine Railway, it was originally constructed in 1855 and is a contributing resource to the Central Yard NHL.

**Pier 1 and Pier 2** – Pier 1, known as the Presidential Pier, and Pier 2 were originally constructed in 1942 and are contributing resources to the Central Yard NHL.

### How to Submit Comments

You may submit comments related to potential effects on cultural resources or historic properties at the WNY by March 21, 2022 in any of the following ways:

1. Participate in one of the virtual public meetings
2. Submit an electronic comment via email to: NAVFACWashNEPA1@navy.mil
3. Mail written comments to: Naval Facilities Engineering Systems Command Washington  
Washington Navy Yard  
ATTN: Navy EIS Project Manager  
1314 Hardwood Street SE  
Washington, D.C. 20374

Please visit the project website for more information: [https://www.cnic.navy.mil/wny\\_land\\_acquisition](https://www.cnic.navy.mil/wny_land_acquisition)